

COMMON COUNCIL
COUNCIL CHAMBERS
CITY HALL
OCTOBER 20, 2015

Jeff Logston, City Attorney and Executive Director of Administration, opened the meeting by explaining the Mayor and Council President Pro Temp are both absent and local ordinance states Council Members must select who will preside over the meeting. Councilor Miller made a motion for Councilor Lienhoop to run the meeting. Councilor Jerome seconded the motion. Motion passed by a unanimous vote.

Councilor James Lienhoop called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Justin White with First Christian Church.
- B. Pledge of Allegiance was led by Councilor Lienhoop.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Kenneth Whipker, and James Lienhoop were present. Tim Shuffett and Mayor Kristin Brown were absent.
- D. Councilor Bunch made a motion to approve the minutes from the Common Council meeting on October 6, 2015 as presented. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. 20, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CC (COMMERCIAL: COMMUNITY CENTER) TO I-2c (INDUSTRIAL: GENERAL WITH COMMITMENTS) (Nex-Gen Fuels Rezoning)." Jeff Bergman, Planning Director, presented this ordinance by explaining Nex-Gen Fuels is requesting approximately 2.03 acres located at 3906 North Indianapolis Road be rezoned to I-2 Industrial. He stated this site is located near commercial, residential, and industrial zoning. Jeff displayed maps and photographs of the area. He explained the Columbus Plan Commission attached four (4) commitments to this rezoning: no outdoor storage on the property which would exceed the height of required screening for the storage, required buffering along the west property line should include a 100% opaque fence or wall with a minimum of 6 feet in height, vehicle access from Paula Drive shall be brought into compliance with the applicable requirements, and any temporary use of the property shall meet all development standards of the I-2 zoning district. Councilor Miller inquired about the screening height. Jeff stated the fence would be a minimum of 6 feet and plant material may even be higher. Councilor Miller also questioned if there would be an odor. Nex-Gen owners said there would be no odors. Discussion followed. There were no questions or comments from the public. Councilor Bunch made a motion to pass the second reading and adopt the ordinance. Council Brand seconded the motion. Motion passed by a unanimous vote.

- B. Second Reading of an Ordinance entitled "ORDINANCE NO. 21, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I-2 (INDUSTRIAL: GENERAL) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS) (Jonesboro Investments Rezoning)." Jeff Bergman presented this ordinance. He stated Jonesboro Investments proposes to rezone approximately 3.87 acres located at the northeast corner of 14th and Michigan Streets be rezoned to RM (Residential: Multi-family). He displayed zoning maps and photos of the area. Jeff explained if this site is rezoned to multifamily residential the zoning ordinance will allow a maximum density of up to 25 units per acre, which would equate to 96 units on this site. The applicant is planning a three story, 54 unit project. Jeff stated once the property is rezoned the project could change. He explained the Columbus Plan Commission forwarded this to the Council with a unanimous favorable recommendation and attached three (3) commitments to this rezoning: the residential development of the property should be of traditional neighborhood design with the buildings adjacent and oriented to the street and parking behind, the 14th Street and Michigan Street frontages should be improved with any residential development to include travel lane widths, curb and gutter, tree lawns and street trees and sidewalks consistent with specification of the Columbus Thoroughfare Plan, and the buffer along the east property line should include a 6 foot high fence (100% opaque) or wall along its entire length. Tim Morgan with Jonesboro Investments Corp was available for any questions. There were no comments from the public. Councilor Bunch made a motion to pass the second reading and adopt the ordinance. Councilor Whipker seconded the motion. Motion passed by a unanimous vote.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. 22, 2015, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2016." Matt Caldwell, Director of Operations and Finance, presented this ordinance. He explained there have been no changes from the first reading and this is the same version of what was presented to Council Members in August. Councilor Lienhoop agreed they have been reviewing the budget since August and have had ample opportunity to obtain answers for all of their questions. There were no comments from the public. Councilor Miller feels the budget process is backwards and the state should make changes. Councilor Jerome made a motion to pass the second reading and adopt the ordinance. Councilor Brand seconded the motion. Motion passed by a vote five (5) in favor and one (1) opposed. Councilor Miller voted nay.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 22, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 18, 2015 THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT (BARTHOLOMEW ON SYCAMORE LLC)." Carl Malysz, Director of Community Development, provided a preface to the next three sets of resolutions. He explained the Council will examine proposals for property tax abatements for low income tax credit applications that will be sent to the Indiana Housing and Community Development Authority on or about November 2, 2015. Carl stated the three projects that Council reviewed at the last meeting were declaratory resolutions. At this point in time a public hearing is required and decisions by the Council to confirm, modify and confirm, or rescind a resolution. Assuming the resolutions are passed, the Council will be asked to consider a resolution approving the statement of benefits for a ten (10)

year tax abatement. Carl introduced Nick Surak with The Woka Group. He explained The Woka Group is an affordable housing group developer out of Columbus, Ohio. The Woka Group is proposing 34 units of affordable housing on the southeast corner of 8th Street and Sycamore Street. There were no comments from the public. Councilor Bunch made a motion to pass the resolution. Councilor Whipker seconded the motion. Motion passed by a vote of five (5) in favor and zero (0) opposed. Councilor Lienhoop abstained from voting.

- B. Reading of a Resolution entitled "RESOLUTION NO. 23, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (BARTHOLOMEW ON SYCAMORE LLC)." Carl Malysz presented this resolution. He explained that since the Council confirmed the Economic Revitalization Area the next step is a resolution for approval of the statement of benefits form for a ten (10) year tax abatement. There were no comments from the public. Councilor Jerome made a motion for passage of the resolution. Councilor Bunch seconded the motion. Motion passed by a vote of five (5) in favor and zero (0) opposed. Councilor Lienhoop abstained from voting.
- C. Reading of a Resolution entitled "RESOLUTION NO. 24, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 19, 2015, THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT (GATEWAY SENIOR VILLAGE L.P.)." Carl Malysz presented this resolution. He indicated that Tim Morgan with Jonesboro Investments Corp. and Rick Gardner with Thrive Alliance were present to answer any questions. Carl stated this resolution is for Council's consideration to confirm the site as an Economic Revitalization Area. There were no comments from the public. Councilor Jerome made a motion to pass the resolution. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.
- D. Reading of a Resolution entitled "RESOLUTION NO. 25, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (GATEWAY SENIOR VILLAGE L.P.)." Carl Malysz presented this resolution. He stated this resolution is for approval of the statement of benefits form for a ten (10) year tax abatement. Councilor Jerome asked Carl to confirm the process. Brief discussion followed. Councilor Lienhoop opened the meeting for public comment. Glen Petri asked for the amount of tax caps for rental properties. Carl stated they were 2%. Councilor Bunch made a motion to pass the resolution. Councilor Whipker seconded the motion. Motion passed unanimously.
- E. Reading of a Resolution entitled "RESOLUTION NO. 26, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 20, 2015, THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT (COTTAGE AVENUE APARTMENTS)." Carl Malysz presented this resolution and explained this is a confirmatory resolution. He stated Danelle Biberstine with Keller Development, Inc. and Shane Burton with Developmental Services, Inc. were present and available to answer any questions. There were no comments from the public. Councilor Jerome made a motion to pass the

resolution. Councilor Brand seconded the motion. Motion passed by a unanimous vote.


- F. Reading of a Resolution entitled "RESOLUTION NO. 27, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (COTTAGE AVENUE APARTMENTS, BY DEVELOPMENTAL SERVICES, INC.)." Carl Malysz presented this resolution and stated this is for approval of the statement of benefits form for a ten (10) year tax abatement. There were no comments from the public. Councilor Bunch moved for passage of the resolution. Councilor Brand seconded the motion. Motion passed unanimously.
- G. Reading of a Resolution entitled "RESOLUTION NO. 28, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC.)." Carl Malysz presented this resolution. He explained the site being discussed is 8.37 acres of the former Golden Casting factory property located at 1616 10th Street and has already been established as an Economic Revitalization Area. Carl introduced Erica Scott with Herman & Kittle Properties, Inc. She presented a powerpoint presentation detailing future development of this site and photographs of prior Brownfield redevelopment projects. Erica explained Herman & Kittle Properties, Inc. would like to develop 209 units of high quality, affordable, and market rate housing. She stated since this is a Brownfield redevelopment with many environmental conditions, they have hired a third party to do additional level testing for a Phase II analysis. They will be working with Brownfield's program to develop a plan for construction to make sure that when they build on this property it will be safe for all residents. Erica stated they are estimating the total development costs to be over \$25 million. Discussion followed. Councilor Lienhoop stated the Incentive Review Committee met prior to the meeting and found the application by Herman & Kittle Properties, Inc. to be in substantial compliance. There were no comments from the public. Councilor Whipker made a motion to pass the resolution. Councilor Brand seconded the motion. Motion passed by a unanimous vote.
- H. Reading of a Resolution entitled "RESOLUTION NO. 29, 2015 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO ADOPT SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE 2016 CAPITAL BUDGET." Matt Caldwell presented the 2016 capital improvement project list. He stated there are no changes since the original budget presented to Council members in August. Brief discussion followed. There were no questions or comments from the public. Councilor Bunch made a motion to pass the resolution. Councilor Whipker seconded the motion. Motion passed by a vote of five (5) in favor and one (1) opposed. Councilor Miller voted nay.
- I. First Reading of an Ordinance entitled "ORDINANCE NO. ___, 2015 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2.94 OF THE COLUMBUS CITY CODE, CITY GARAGE DEPARTMENT." Jeff Logston, City Attorney and Executive Director of Administration, presented the ordinance by explaining this would change the department name of the City Garage to Department of Public Works. He explained the department name change would more accurately reflect the duties of the City Garage. He also stated other municipalities across the state

operate under the Department of Public Works. Councilor Lienhoop opened the meeting for public comment. Glen Petri asked how much this was going to cost. Jeff stated there would be no initial costs and would change the name when machinery and other items wear out. Brief discussion followed. Councilor Brand made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

IV. Other Business

- A. Standing Committee and Liaison Reports - None
- B. The next regular meeting is scheduled for **Wednesday, November 4, 2015, 6:00 p.m. in City Hall.**
- C. Councilor Bunch made a motion for adjournment. Councilor Whipker seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 7:11 P.M


Presiding Officer

Attest:

Clerk Treasurer of City of Columbus